

CITY PLAN COMMISSION  
ARCHITECTURAL REVIEW BOARD MEETING

Monday, May 21, 2007 - 5:30 p.m.  
Clayton City Hall - 10 N. Bemiston Ave. – 2<sup>nd</sup> Fl. Council Chambers  
Clayton, Missouri 63105

For further information contact Catherine Powers at 290-8459

**City Plan Commission/Architectural Review Board**  
**A G E N D A**

**ROLL CALL**

**MINUTES** – Special Meeting of May 1, 2007 and Regular Meeting of May 7, 2007

**OLD BUSINESS**

**A. Detached Garage – Single Family Residential**  
**7511 Westmoreland**

Impervious Coverage Modification

Continued consideration of a request by Robert Winters, architect on behalf of Scott Partridge, owner, to allow 57.5% total lot impervious coverage as a result of the construction of a new, 17.5' X 22' 1-car detached garage at the rear of the property. Article 15 (R-2 Single Family Dwelling District), Section 15.7 of the City's Zoning Ordinance authorizes the Plan Commission to modify up to an additional 5% over the impervious coverage maximum of 55% when the applicant can demonstrate just cause.

Architectural Review

Continued consideration of a request by Robert Winters, architect on behalf of Scott Partridge, owner, for review of the design and materials associated with the construction of a 1-story, 385 square foot, 1 car capacity detached brick garage at the rear of the subject site.

**NEW BUSINESS**

**A. Conditional Use Permit – Food Market**  
**143 Carondelet Plaza (The Crescent)**

Consideration of a request by Marianne Prey, owner/manager of Extra Virgin, an Olive Ovation, for a Conditional Use Permit to operate a 1,187 square foot specialty food store in The Crescent building. The store will offer a variety of olives and olive oil, with samples being offered to customers. Patron parking will be provided in The Crescent garage.

**B. Boundary Adjustment**  
**37 & 41 Crestwood**

Consideration of a request by Mark Ditch, engineer on behalf of David Glarner and Ben Uchitelle, property owners, for a boundary adjustment to adjust the side property line due to the location of an existing fence between the two properties and improvements of the yard areas.

**C. Impervious Coverage Modification – Walkway  
325 N. Central Ave.**

Consideration of a request by Katie Wibbenmeyer, architect on behalf of Robert & Martha Scharff, owners, to allow 57% total lot impervious coverage as a result of the construction of a new 32” wide permeable paver walkway along the south side of the existing residence. The walkway will lead from the front sidewalk to the rear entrance to the home. Article 16 (R-3 Single Family Dwelling District), Section 16.7 of the City’s Zoning Ordinance authorizes the Plan Commission to modify up to an additional 5% over the impervious coverage maximum of 55% when the applicant can demonstrate just cause.

**D. New Construction – Addition & Detached Garage - Single Family Residence  
21 Arundel Place**

Site Plan Review

Consideration of a request by Dennis & Tiffanie Upshaw, owners, for review of the site plan associated with the construction of a 2-story, 28’-8” in height, approximately 1,010 square foot addition to the rear of the existing 2,100 square foot structure and the construction of a new 688 square foot 2-car detached garage at the rear of the property. The existing attached rear entry garage will be demolished as a result of this project.

Architectural Review

Consideration of a request by Dennis & Tiffanie Upshaw, owners, for review of the design and materials associated with the construction of a 2-story, approximately 1,010 square foot brick addition to the rear of the existing brick residence and the construction of a 688 square foot brick 2-car detached garage at the rear of the property.

ARCHITECTURAL REVIEW

**OLD BUSINESS**

**A. Outdoor Seating – Candicci’s  
16 S. Bemiston Ave.**

Consideration of a request by Robert Candice, restaurant owner, for review of the location and furniture associated with new outdoor seating. The outdoor seating area will provide seating for 24 patrons at 7 tables.

**NEW BUSINESS**

**A. Outdoor Seating – KD Poppa’s  
4 N. Central Ave.**

Consideration of a request KD Poppa’s, LLC, for review of the location and furniture associated with new outdoor seating. The outdoor seating area will provide seating for 8 patrons at 4 tables.

**ADJOURNMENT**